| 178.0 | 0005 | 0012.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 861,100 / 861,100 |
| | | | | | USE VALUE: 861,100 / 861,100 |
| | | | | | ASSESSED: 861,100 / 861,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 99 | | VALENTINE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SWYST THOMAS/TRACY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 99 VALENTINE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SHEPHERD ORR & PATRICIA - |
| Owner 2: | - |
| Street 1: | 99 VALENTINE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,152 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1930, having primarily Wood Shingle Exterior and 2035 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5152.000 | 458,900 | | 402,200 | 861,100 |
| Total Card | 0.118 | 458,900 | | 402,200 | 861,100 |
| Total Parcel | 0.118 | 458,900 | | 402,200 | 861,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.15 | /Parcel: 423.1

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 120666

**GIS Ref**

**GIS Ref**

**Insp Date** 08/31/16

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 459,100 | 0 | 5,152. | 402,200 | 861,300 | 861,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 340,600 | 0 | 5,152. | 402,200 | 742,800 | 742,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 340,600 | 0 | 5,152. | 339,000 | 679,600 | 679,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 326,600 | 0 | 5,152. | 310,300 | 636,900 | 636,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 252,500 | 0 | 5,152. | 264,300 | 516,800 | 516,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 207,900 | 0 | 5,152. | 229,800 | 437,700 | 437,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 207,900 | 0 | 5,152. | 212,600 | 420,500 | 420,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 207,900 | 0 | 5,152. | 202,200 | 410,100 | 410,100 | | 12/13/2012 |

!13994!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:52:50 |

**LAST REV**

| Date | Time |
|---|---|
| 06/23/17 | 08:38:08 |
| danam | |

**PAT ACCT.** 13994

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SHEPHERD ORR & | 47304-408 | | 4/19/2006 | Change>Sale | 464,500 | No | No | | |
| SHEPHERD ORR & | 37810-508 | | 3/4/2004 | Family | 1 | No | No | | |
| | 10287-451 | | 6/11/1963 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 120666 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/14/2015 | 317 | Addition | 160,000 | | 4/14/2015 | | | Build 2 story addi |
| 4/26/2006 | 313 | Redo Kit | 20,000 | | | G8 | GR FY08 | & BTH |
| 1/11/2006 | 25 | Re-Roof | 3,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/31/2016 | Permit Visit | DGM | D Mann |
| 8/31/2016 | Meas/Inspect | DGM | D Mann |
| 8/31/2016 | Left Notice | DGM | D Mann |
| 5/27/2015 | Permit Insp | PC | PHIL C |
| 11/6/2008 | Meas/Inspect | 163 | PATRIOT |
| 9/17/2006 | MLS | HC | Helen Chinal |
| 6/21/2006 | Permit Visit | BR | B Rossignol |
| 12/21/1999 | Meas/Inspect | 163 | PATRIOT |
| 12/1/1981 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5152 | | Sq. Ft. | Site | | 0 | 70. | 1.12 | 7 | | | | | | | | | 402,193 | | | | | | 402,200 | |

Total AC/HA: 0.11827 | Total SF/SM: 5152 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 402,193 | Spl Credit | Total: 402,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 9 - Contemporary | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 40 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.16597044 |
| Const Adj.: | 0.98402047 |
| Adj $ / SQ: | 143.417 |
| Other Features: | 125000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 514503 |
| Depreciation: | 55566 |
| Depreciated Total: | 458937 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2006 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

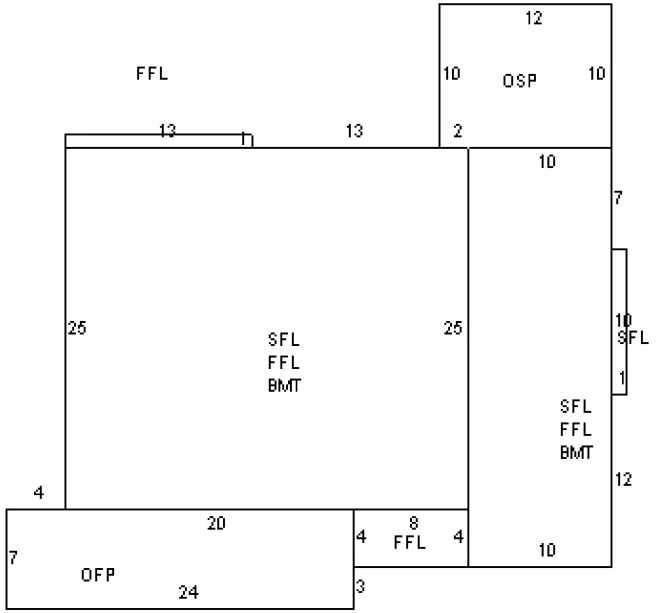
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 157.76 |
| Special Features: | 0 | Val/Su Net: | 138.51 |
| Final Total: | 458900 | Val/Su SzAd | 225.50 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,035 | 143.420 | 148,437 |
| SFL | Second Floor | 1,000 | 143.420 | 143,417 |
| BMT | Basement | 990 | 43.030 | 42,595 |
| OFP | Open Porch | 168 | 25.900 | 4,351 |
| OSP | Screen Porch | 120 | 32.740 | 3,929 |

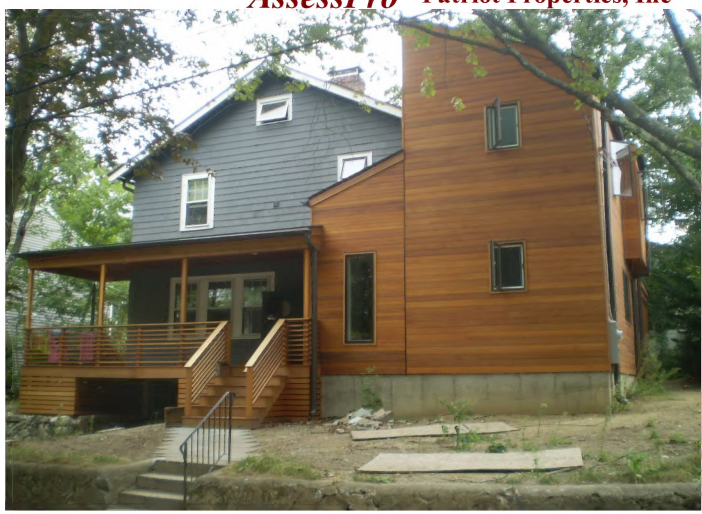
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,313 | | | Total: | 342,729 |
| Size Ad | 2035 | Gross Are | 3313 | FinArea | 2035 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

178.0-0005-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|